

**TRANSFER  
TAX  
PAID**

Doc # 2004025413  
Book 8081 Page 0315

48-187

**WARRANTY DEED**  
(Statutory Short Form)

Elwin M. Shannon, whose mailing address is 1217 Tim Tam Way, Lawrenceburg, KY 40342 for consideration paid, grants to **Heath R. Poulin**, whose mailing address is 30 Collette Street, Waterville, ME 04901 with **Warranty Covenants**, a certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine and more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northeast corner of land now or formerly of Madeline P. Barrows, which point is seventy (70) feet easterly from a stone monument set in the ground at the intersection of the southerly line of Morrill Avenue and the easterly line of West Street; thence in an easterly direction and along the southerly line of Morrill Avenue a distance of seventy (70) feet; thence southerly at right angles to the southerly line of Morrill Avenue one hundred seven (107) feet to the northerly line of land now or formerly of George F. Gilman; thence westerly in the northerly line off land now or formerly of said Gilman to the southeasterly corner of land now or formerly Madeline P. Barrows; thence in a northerly direction and along the easterly boundary of land now or formerly of Madeline P. Barrows a distance of one hundred five (105) feet; more or less, to the northerly line of Morrill Avenue and the point of beginning

ALSO conveying to the herein grantees, their heirs and assigns, the easement which Madeline P. Barrows retained in deed from Madeline P. Barrows to Vance A. Davis and Lois I. Davis dated December 31, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2534, Page 43 and which the grantees, their heirs and assigns, may use for turning motor vehicle travel from the driveway located adjacent thereto and upon which to place a lawn swing and pedestrian traffic to an from said swing. Said easement being bounded and described as follows, to wit:

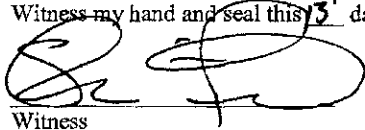
BEGINNING at a point on the easterly line of the parcel of land described in the aforementioned deed from Madeline P. Barrows to Vance A. Davis and Lois I. Davis dated December 31, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2534, Page 43 where a stone retaining wall intersects said line, said point being 20 feet more or less, southwesterly from a steel pin located on the southerly side of Morrill Avenue and marking the northeast corner of the parcel conveyed from said Barrows to said Davises; thence S 30° 06' W a distance of 84.4 feet along the above described parcel to a steel pin marking the southeast corner of land conveyed from said Barrows to said Davises; thence W 60° 01' W along land now or formerly of Herbert Brook, Jr., a distance of fifteen feet to a point; thence in a northeasterly direction in a straight line to the point of beginning. Said easement forming a triangle on the southwesterly cone of land conveyed from said Barrows to said Davises.

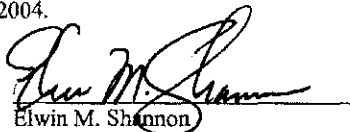
BEING the same premises conveyed by Fleet Bank, duly appointed and acting Personal Representative of the Estate of Madeline P. Barrows to Elwin M. Shannon and Joan Y. Shannon by deed dated April 3, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3712, page 116. Elwin M. Shannon acquired full interest in the above described premises by virtue of an Abstract of Divorce dated November 24, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4281, Page 46.

② P + Barrows

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Witness my hand and seal this 13<sup>th</sup> day of August, 2004.

  
Witness

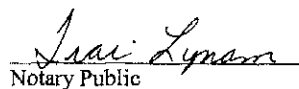
  
Elwin M. Shannon

State of Kentucky  
Jayette County

August 13<sup>th</sup>, 2004

Personally appeared the above named Elwin Shannon and acknowledged the foregoing instrument to be his free act and deed. **SEAL**

Before me,

  
Notary Public

Tracy Lyman  
Printed Name  
My Com. Exp.: 7-25-07

Received Kennebec SS.  
8/13/2004 1:47PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS